

TOWN OF NEWFIELDS
LAND SUBDIVISION CONTROL REGULATIONS

(including revisions through August, 18, 2005)

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SECTION I AUTHORITY

Pursuant to the authority vested in the Newfields Planning Board by the voters of the Town of Newfields and in accordance with the provisions of Chapter 36, Sections 19-29, N.H. Revised Statutes ANNOTATED 1955, as amended, the Newfields Planning Board adopts the following regulations governing the subdivision of land in the Town of Newfields, New Hampshire.

Adopted Public Hearing December 17, 1974.

SECTION II DEFINITIONS

- A. Abutter means any person whose property is located in New Hampshire and within two hundred (200) feet of any property line, including across a street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term 'abutter' shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. **(Amended July 2005)**
- B. Approval means recognition by the Board, certified by written endorsement on the plat, that the final plat meets the requirements of these regulations and satisfies, in the judgement of the Board, all criteria of good planning and design.
- C. Approval, Conditional means an expression by the Board that the preliminary plat appears to satisfy all requirements established herein for the preliminary plat submission phase. Conditional Approval does not constitute, nor should it be construed as, approval, either implied or granted, of the final plat, nor does it bind the Board to approval of the final plat or any portion thereof.
- D. Board means the Planning Board of the Town of Newfields.
- E. Cul-de-sac – A street, including loop streets, with only one point of access from an approved street with multiple points of access. **(Adopted 11/18/2004)**
- F. Engineer means the duly designated engineer of the Town of Newfields or, if there is no such official, the planning consultant or official assigned by the Newfields Planning Board.
- G. Final Plat means the final map, drawing or chart on which the subdivider's plan of subdivision is presented to the Board for approval, and which, if approved, will be submitted to the Register of Deeds of Rockingham County for recording.
- H. Preliminary Plat means a plat prepared as required in Section V and submitted to the Board prior to preparing the Final Plat.
- I. Street means and includes any accepted street, avenue, boulevard, road, alley, highway or other accepted way exclusive of driveways serving not more than two adjacent lots.
- J. Subdivider means the owner of record of land to be subdivided, or the agent of any such owner.
- K. Subdivision means the division of a lot, tract or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or of the building development. It includes re-subdivision and, when

appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision.

- L. Subdivision Minor means the subdivision of land into three or fewer lots with no potential for re-subdivision, or fourth subdivision and requiring no new roads, utilities or other municipal improvements.

SECTION III PROCEDURE

- A. Application. Whenever any subdivision is proposed to be made and before any contract for the sale of, or offer to sell, such subdivision or any part thereof shall have been negotiated, and before any application for a permit for the erection of a structure thereon shall be made, the owner thereof or his agent, shall apply in writing to the Board for approval of such subdivision.

Pursuant to RSA 676:4 I (g) reasonable fees may be imposed by the Planning Board to cover its administrative expenses and the costs of special investigative studies, review of documents and other matters which may be required by particular applications. **Adopted 1/19/87**

A complete application shall include the following:

- (a) All items listed in Section VI for a final plat (including, but not limited to, an application form, plats, plans, studies, reports, and other supporting documentation),
- (b) Complete and signed copy of "Newfields Subdivision Plan Checklist",
- (c) Proof of payment of all required fees, and
- (d) Proof of compliance with all applicable provisions of the Newfields Zoning Ordinance. For any and all non-compliant provisions, evidence of action by the Newfields Zoning Board of Adjustment is required prior to the application being deemed complete.

Applications shall be received only at the regular meetings of the Planning Board. Applications submitted to the Town Offices will be formally received at the next regularly scheduled Planning Board meeting. Submitted applications will be reviewed for completeness and scheduled for an acceptance hearing, if deemed complete.

An application shall be accepted only at the regular meetings of the Planning Board, following the completion of the appropriate application procedure and the receipt of a written memorandum from the Chairman of the Planning Board, or duly assigned agent of the Board, certifying the technical compliance of said application. The sixty-five (65) day period for review does not begin until a complete application has been submitted by the subdivider and accepted by the Board. **(Adopted May 19, 2005)**

- B. Preliminary Plat. Application for Conditional Approval for a Preliminary Plat shall be submitted to the secretary of the Board by the subdivider or his authorized agent on a form to be supplied by the Board. The application fee is identified as \$105.00 or \$35.00 per lot, whichever is greater. **Adopted 2/4/87** Such application shall be submitted not less than 15 days prior to a regular meeting of the Board, or his agents and may hear and confer with other parties whose interest may be affected by, the proposed plat. After such discussion the Board shall communicate in writing to the developer the specific changes, if any, which it will require in the preliminary plat, and the amount of construction or improvements it may require as a prerequisite to the approval of the final plat. The Board may disapprove of the preliminary plat, in its entirety, but shall state its reason for such disapproval. The Board shall give conditional approval or approval with modifications only to authorize the preparation of the final plat. The Board may hold a public hearing on the preliminary plat, if it is deemed desirable.

If the applicant intends to submit a final plat for Approval on only a portion of the total land owned or controlled, the preliminary plat submission shall cover the entire area of the tract, and shall indicate the approximate outline and sequence of those portions of the tract for which subsequent plats will be submitted, as well as all contiguous land in which the subdivider and/or his agent have an interest. Conditional Approval of a preliminary plat shall be valid for a period of 9 months from date of such Conditional Approval, unless extended in writing by the Board.

C. Final Plat. The subdivider after conditional approval, or approval with modifications, given by the Board with respect to the preliminary plat, shall within 9 months thereafter file for approval of the final plat. Submitted material shall be complete as described in Section VI. The Board shall place the matter on its agenda for consideration within 30 days of receipt. The subdivider shall tender offers of session in a form certified as satisfactory by the Town Counsel of all land included in streets, highways or parks not specifically reserved by him, but approval of the plat by the Board shall not constitute an acceptance by the Town of the dedication of any street, highway, part or other public open space.

D. Public Hearing. **(Amended May 19, 2005)**

No plat shall be approved or disapproved by the Board without affording a hearing thereon. All abutters shall be notified of said hearing by certified or registered mail not less than five days before the date fixed therefor. The applicant shall be notified of said hearing by certified or registered mail, with return receipt requested, stating the time and place of such hearing.

Notice of the application shall be sent by certified mail as least 10 days prior to the public hearing to the following;

- (a) The applicant and current property owner
- (b) Abutters as defined by these regulations
- (c) holders of conservation, preservation, or agricultural preservation restrictions
- (d) All design professionals (engineer, architect, land surveyor, soil scientist, wetlands scientist, etc.) whose professional seal appears on the plat submitted to the Board.

E. Approval. The Board shall within 65 days from the date of submission of the final plat and all material as required in Section VI, approve or disapprove the plat in accordance with Section 23, Chapter 36, N.H. Revised Statutes Annotated 1955. Approval shall be certified by written endorsement of the plat and signed by the Chairman and/or Secretary of the Board. If the Board approves the plat, the Chairman or Secretary of the Board shall transmit a copy of such approval in writing to the Register of Deeds of Rockingham County. **(Amended May 19, 2005)**

F. Certificate of Failure to Take Action. The Town Clerk is hereby specified as the municipal officer who shall issue on behalf of the Planning Board a certificate of failure on the part of the Planning Board to take action on approval or disapproval of a plat submitted to it, as provided by Chapter 36, Section 23, N.H. Revised Statutes Annotated 1955.

G. Acceptance of Streets and Open Space. No street or open space will be accepted by the Town until such time as all improvements have been carried out as shown on the final plat, in accord with the requirements of these regulations, and subject to any conditions established by the Board at the time of final plat approval.

H. Review and Inspection Fees **(Amended Nov 18, 2004)**

1. Initial Review Fee. Application fees for initial plan review shall be in accordance with Exhibit 1 (Subdivision Review Schedule). The initial Review Fee shall be submitted with the Subdivision Application
2. Technical Review Fees. Charges incurred because of technical review of documents or professional interpretation of data for either or both preliminary and/or the final plat shall be paid for by the applicant. During Initial Review, the Board's Reviewer shall prepare a cost estimate of anticipated fees to be incurred during technical review of the plat. After formal acceptance of the application and prior to commencement of technical review activities, the applicant shall deposit with the Town Treasurer, a sum equal to the estimated cost of the required review(s). The amount deposited under this provision shall be used by the Treasurer for the purpose of paying the Board's Engineer(s) to conduct the required technical review(s).
3. Inspection Fees. The costs incurred by the Town in having the required improvements inspected professionally shall also be borne by the applicant. Prior to endorsement of the final plat, the Board's engineer shall prepare a cost estimate for the required improvements. This amount shall be used to determine the Performance Bond requirements of Section IV(L) herein, and also the amount for inspection fees. Prior to endorsement of the final plat, the applicant shall deposit with the Town Treasurer, a sum equal to two (2) percent of the estimated cost of the required improvements. The

amount deposited under this provision shall be used by the Treasurer for the purpose of paying the Board's Engineer to make the required and/or necessary inspections. Refunds of unused money will be made to the applicant, however overdrafts must be paid prior to release of any Performance Bond filed with the Town.

SECTION IV GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND

The subdivided shall observe the following general requirements and principles of land subdivision.

- A. Compliance with Regulations. No subdivision of land shall be made, and no land in any subdivision shall be sold or offered for sale or lease, and no street or utility construction shall be started until a final plat, prepared in accordance with the requirements of these regulations, has been approved by the Board, and other required permits have been obtained from appropriate State, Federal and local agencies. The subdivider shall familiarize himself with all State and Town regulations relative to health, buildings, roads and other pertinent data, so that he is aware of the obligations and standards expected. The subdivider may avail himself of the informal assistance of the Board before preparation of applications or plans.
- B. Character of Land for Subdivision. All land to be subdivided shall be, in the judgement of the Board, of such character that it can be used for building purposes without danger to public health or safety, or to the environment. Land subject to periodic flooding, poor drainage or other hazardous conditions, shall not ordinarily be subdivided. Land with inadequate capacity for sanitary sewage disposal shall not be subdivided, unless connected to public sewers. Plats for the subdivision of land shall conform with all regulations of the Board, the Zoning Ordinance, the Sanitary Code and other applicable by-laws, ordinances and regulations at both state and local levels.
- C. Land on Private Rights of Way. Land without frontage on an existing or proposed street shall not be subdivided, nor shall any subdivision of land result in the creation of a lot or parcel without frontage on a public street.
- D. The proposed subdivision shall conform to the zoning ordinance of the Town of Newfields. Where strict conformity to the Subdivision Regulations would cause undue hardship or injustice to the owner of the land, a subdivision plan substantially in conformity with regulations may be approved by the Board provided that the spirit of the Regulations and public convenience and welfare will not be adversely affected.
- E. In all subdivisions due regard shall be shown for all natural features such as large trees, water courses, historical spots, and similar community assets which, if preserved, will add attractiveness and value to the property.
- F. Reserve strips of land which, in the opinion of the Planning Board, show an intent on the part of the subdivider to control access to land dedicated or to be dedicated to public use shall not be permitted.
- G. There shall be adequate width and area on every lot after the erection of a residence to permit the parking within the lot of at least one car for each family dwelling unit.
- H. Scattered and Premature Subdivision. As provided in RSA 674:36.

The Planning Board may decline to approve a subdivision which it finds to be "scattered and/or premature" and which would, if approved, involve danger or injury to health, safety, or property by reason of the lack of water supply, drainage, sewerage, transportation, schools, or other public services and/or which would require excessive expenditure(s) of public funds for the supply of such services.

It is intended that this regulation shall promote balanced, responsible and desirable growth and to control the timing of development by avoiding haphazard, scattered and uncoordinated development. The evaluation which follows recognizes that development may be deemed "scattered and/or premature" if it involves or could involve the lack of, or would require an

excessive expenditure of public funds to provide services, or would result in a cumulative neighborhood environment with respect to any or all of the following:

- Distance to the nearest elementary school and effect on school bus transportation;
- Potential fire protection problems owing to location and/or other special conditions relating to the development;
- Potential police protection problems owing to location and/or other special conditions;
- Potential snowplowing and other road maintenance problems owing to location;
- Potential problems relating to collection of trash owing to location or other special conditions;
- Inadequacy of access streets or roads and/or sidewalks;
- Potential problems relating to on-site water supplies and/or sewerage disposal systems;
- Inadequacy of water supply for fire protection purposes;
- Potential drainage impact problems;
- Conditions otherwise requiring excessive expenditure public funds; and
- Other potential problems within the meaning and purpose of this Section.

If it is determined by the Planning Board that the proposed subdivision is, using the above criteria, scattered or premature unless special off-site improvements are made, including with respect to adversely impacted services, the Planning Board may require the developer to make such improvements or to address such adverse impacts on facilities or services as conditions to the approval of the subdivision. These may consist of but not be limited to the following:

- Improve any access street, existing or to be constructed to appropriate street and road standards, whether or not the Town does or will own these;
- Build or reconstruct sidewalks if these be deemed necessary to the public safety;
- Construct static water supplies with dry hydrants for fire protection purposes;
- Provide such traffic control facilities as are deemed necessary for the public safety.

The Planning Board will consider all impacts of the proposed subdivision on facilities and services and may, if it deems necessary, apportion to the developer those costs which can be properly assessed against the development as are found to be required because of the development.

If it is determined by the Planning Board that the proposed subdivision, using the above criteria, is scattered and/or premature and that the off-site improvements cannot be made to cure the adverse conditions, the Planning Board may decline to approve such subdivision until at such time as these adverse conditions are determined by the Planning Board to be curable.

- I. Areas set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by covenant in the deed, whether or not required by the Board, shall be of reasonable size and character for neighborhood

playgrounds or other recreational uses.

- J. In areas not currently served by public sewer systems it shall be the responsibility of the subdivider or his agent to provide adequate information to prove that the area of each lot is adequate to permit the installation and operation of an individual sewage disposal system. Such information shall consist of the report of the Engineer regarding percolation and pit test. The subdivider or his agent shall be required to provide the necessary equipment and labor for the making of these tests.
- K. Open Space. In the subdivision of five or more lots the Board may require that the plat show one or more sites of character, size, shape and location suitable to be used as a neighborhood open space or park of an area not to exceed 15% of the total area of the subdivision. This open space may be offered for dedication to the town or remain privately owned, provided that sufficient legal restrictions, are recorded in the deeds deemed by town counsel to be sufficient to assure its permanent use as open space.
- L. Performance Bond. Except in the case of a subdivision in which each lot is on an existing, improved and accepted street, no final plat filed with the Board shall be approved until the subdivider shall have completed all improvements in accord with these and all other State and Town regulations and ordinances or until the subdivider has filed with the Board, security in an amount equal to the estimated cost as prepared by the Board's Engineer to complete the construction of the streets, public improvements, drainage structures, and other utilities, together with maps, plans, and supporting data, accompanied by either: **Amended March, 1988**
1. A surety bond, issued by a surety company authorized to do business in New Hampshire, to be filed with the governing body in form and amount satisfactory to it; or
 2. Cash, or savings bank book properly endorsed to the Town, in an amount to be determined by the governing body, and to be deposited with it.
 3. A letter of credit in an amount and form approved by the Board after consultation with Town Counsel. **Adopted March, 1988**

In the case of electric lines or other utilities to be installed by a public utility corporation or a municipal department, a statement shall be received in writing from such public utility, corporation or municipal department that the work will be done within a reasonable time and without expense to the Town and that the utilities will be placed underground, if this has been agreed.

Each approval of a plat shall contain a time limit within which streets and public improvements shall be completed, not to exceed 3 years, unless extended with the owner's consent by the Board.

Upon completion of improvements and approval by the Town agent, surety covering maintenance of roads and improvements for a period of 2 years from completion may be required in an amount based on the cost of such improvements, as approved by the governing body.

The performance guaranty shall not be released until the governing body has certified completion of the public utilities and improvements in substantial accordance with the requirements, and deeds covering the land to be used for public purposes, easements and rights-of-way over property to remain in private ownership, and rights-to-drain onto or across private property are submitted in a form satisfactory to the Town Counsel. All recording fees shall be borne by the subdivider.

- M. Minor Subdivisions. For a minor subdivision, the Board may waive the filing of a preliminary plat. Submission documents for minor subdivisions shall be as required for final plats. All State and local approvals shall be obtained as required elsewhere herein, prior to final approval by the Board.

SECTION V THE PRELIMINARY PLAT

Subdividers shall file with the Board three copies of a preliminary layout at a scale of not more than 100 feet to the inch showing or accompanied by the following information:

- A. Proposed subdivision name; name and address of owner of record; subdivider and designer; date, north point and scale.
- B. Names of owners of record of abutting properties, abutting subdivision names, streets, easements, building lines, alleys, parks and public open spaces and similar faces regarding abutting property.
- C. Location of existing and proposed property liens and their approximate dimensions, existing easements, buildings, watercourses, ponds or outstanding water, rock ledges and other essential features.
- D. Existing water mains, sewers, culverts, drains and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.
- E. Location, name and widths of existing and proposed streets and highways with their grades and profiles and the elevations of sufficient points on the property to indicate the general topography of the property.
- F. Where the topography is such as to make difficult the inclusion of any facilities mentioned above, within the public area so laid out, the preliminary layout shall show the boundaries of proposed permanent easements over or under private property. Such easements shall be not less than 10 feet in width and shall have satisfactory access to existing or proposed public ways.
- G. Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication and a copy of such private deed restrictions as are intended to cover part or all of the tract.
- H. Preliminary designs of any bridges or culverts which may be required.
- I. Where the preliminary plat submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted.

SECTION VI THE FINAL PLAT

- A. The final plat submitted for approval and subsequent recording shall be in permanent black ink, on a permanent reproducible polyester film. It shall be submitted in (3) three originals and (4) four blue or black line prints. The size of the sheets shall conform to the requirements of the Register of Deeds of Rockingham County for filing. A margin of at least one inch shall be provided outside ruled border lines on three sides and of at least two inches along the left side for binding. Adequate space shall be available on the map for the necessary endorsement by the proper authorities. The drawings shall be of a final plat shall be consistent with the approved preliminary plat.
- B. The final plat shall show:
 - 1. Proposed subdivision name or identifying title, the name and address of owner of record and subdivision and the name and seal of the engineer and/or the land surveyor licensed by the State of NH, the date, scale and North Point.
 - 2. Final disposition of land into lots, streets, open spaces, drainage courses and any easements running with the land. The subdivision plat shall be based on a boundary survey with a maximum error of closure of 1 in 10,000 certified

by an engineer or surveyor registered in the State of New Hampshire. Distances shall be to the nearest 100th of a foot and bearings to the nearest 10 seconds. Stations, radii, curve data and paving widths for proposed streets lot dimensions, areas in square feet and acres, consecutive numbering of lots; Street lines, building lines, and pedestrian ways.

Accurate locations of all easements, either on or off the site. A written acknowledgement of the subdivider's responsibility for maintenance, and the assumption by him of liability for injuries and damages that may occur on any land to be dedicated for public use, until such land has been legally accepted by the Town.

Approved names of proposed streets;

Accurate locations of all monuments to be set at street intersections, points of curvature and tangency of curved streets and at angles of lots or as required by the engineer.

Existing and proposed contours at 5 foot intervals;

Existing and proposed plans for telephone, electricity and gas utilities;

Proposed methods of sanitary sewerage and computations therefore,

Soils data showing results and locations of percolation tests and test pits undertaken in accordance with water safety. Pollution Control Commission criteria, unless public sewers are to be used.

Proposed storm drainage accompanied by a drainage analysis map and computations for the entire watershed area; methods of supplying water;

Final road profiles and cross sections;

If the subdivision abuts a state highway, or if a proposed street intersects a state highway, a written statement from the New Hampshire Department of Public Works and Highways approving any proposed driveway or street access with such state highway;

If a subdivision is to be served by a public water supply or by public sewers, a statement from the Department involved, attesting to the availability of such service.

If a subdivision requires easements for drainage, a sewerage access or utility connection across non-owned non-public property, executed easements for such purposes approved by town counsel.

SECTION VII ROAD AND UTILITY STANDARDS

The following improvements shall be installed and constructed by the subdivider to the satisfaction of the Board.

- A. All street, sewer and drain construction and all materials used for same shall conform to all requirements of the Town of Newfields and subject to the inspection and final approval of the Board.

Construction Standards. Street construction shall be in accord with the requirements of Section VII of the regulations which govern street construction in residential subdivisions, except in cases of areas which may be subject to heavy vehicles, a higher construction standard may be required by the Board.

Pavement and drainage facilities, curbs and sidewalks, when required, shall be installed and constructed in accordance with the standard specifications of the Town of Newfields and in all cases must be constructed under the supervision of the

Engineer.

- B. **Street Design.** Street patterns shall give due regard to existing streets, contours, natural features, and provide safe and adequate circulation. Where required by the Board, provision shall be made for the extension of the street pattern to the edge of abutting undeveloped property.
1. Where a subdivision abuts an existing street with an inadequate alignment or right-of-way width, the subdivision plat shall include in the street dedication all land needed to meet the standards established by these regulations and as approved by the Board.
 2. The arrangement of streets in the subdivision shall provide for the continuation of the principle streets in adjoining subdivisions or for their proper projection when adjoining property is not subdivided.
 3. No street or highway right-of-way shall be less than 50 feet in width and the Board may require it to be more if a greater street width is warranted in the opinion of the Board. The apportioning of the street widths among roadway, sidewalks and possible grass strips shall be subject to the approval of the Board.
 4. Grades of all streets shall not exceed 5% for major streets and 8% for minor streets. On minor streets, grades shall not exceed 5% on horizontal curves. No street shall have a grade of less than 1%. **Amended March, 1988**
 5. Except where impracticable because of the character of the land, streets shall intersect so that within 75 feet of the intersection of the street lines are at right angles, and the grade within 100 feet does not exceed three percent. No structure or planting shall impair corner visibility. The plan of any proposed subdivision shall show all work required to connect and complete the improvements and utilities between the proposed street pattern and existing streets.
 6. Intersecting property lines at street intersections shall be joined by a curve of at least 20 foot radius.
 7. Except where near-future connections may be possible, dead-end or cul-de-sac streets shall not in general exceed 650 feet in length, and shall be equipped with a turn-around roadway at the closed end with a minimum radius of 90 feet from the center to the outside edge of the right-of-way. Minimum paved road width shall be 20', minimum sidewalk width when required 5', minimum shoulder width 2 feet on each side. Cul-de-sac streets (including loop roads) require a minimum road length of 150 feet before the beginning of a cul-de-sac bulb or loop intersection. Measurement of cul-de-sac streets shall be from the centerline of the nearest approved street with multiple points of access, at its intersection with the cul-de-sac street, to the most distant point at the end of the cul-de-sac street, as measured along the street centerline. Cul-de-sacs shall not service more than 6 lots or fewer than 4 lots. Cul-de-sac center islands shall be landscaped. Landscaping design and maintenance plan to be approved by the Planning Board. **Amended 8/18/2005**
 8. Streets with a projected Average Daily Traffic (ADT) of 500 trips or more per day shall be categorized as "major streets". Streets with less than 500 trips per day shall be categorized as "minor streets". Traffic projections shall be made by the Board or their Engineer based on each proposed lot within the subdivision generating an average of 10 trips per day, plus any through traffic. **Adopted March, 1988**
 9. Design criteria for horizontal and vertical geometry other than specified herein on Table 1, shall be in accordance with the latest "Policy on Geometric Design of Highways and Streets" as published by the American Association of State Highway and Transportation Officials (AASHTO). The design speed for minor streets shall be 30 miles per hour, and 40 miles per hour for major streets. **Adopted March, 1988**
- C. **Street Name.** Streets which join or are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the

Town of Newfields.

- D. Street Construction. The area of each street shall be cleared and cleaned of all stumps, brush, roots, and boulders; and will not be used for fill. All loam and other yielding material shall be removed to a minimum depth of 5' below finished grade, and replaced with suitable material. Ledge occurring anywhere in the full cross-section of the roadway must be cleared to a minimum depth of twelve (12) inches below the finished grade.
1. The sub-grade material shall be shaped to within one half (1/2) inch of true grade and compacted to 95% of maximum density (AASHTO T-180). The subgrade shall be inspected and approved by the Board's Engineer prior to placing the gravel base course which shall consist of twelve (12) inches of bank run gravel and six (6) inches of crushed gravel (material specifications as per NHDPW). **Amended March, 1988**
 2. Base course shall not be constructed during freezing weather or on a wet or frozen sub-grade. Blading and rolling shall be required to provide a smooth, even, and uniformly compacted course true to cross-section and grade. Compaction shall continue until 95% of maximum density at optimum moisture content is obtained. A minimum slope of the finished base course shall be 1/4 inch per foot or as may be required on curbs or on super elevations.
 3. Any portion of the base course material which is not accessible to means of proper compaction with rolling equipment shall be compacted thoroughly by methods satisfactory to the Town Engineer.
 4. At all times during construction, the sub-grade and all ditches shall be constructed and maintained so that the drainage will not be impeded. Suitable compaction may be obtained with sufficient passes of a loaded 4-5 cubic yard dump truck.
 5. The top four (4) inches of the base course shall not contain stones over three (3) inches in diameter. The gravel pit shall be acceptable to the Town Engineer.
 6. The gravel base course shall be inspected and approved by the Board's Engineer prior to paving of the street. The street shall be paved to a width of twenty (20) feet. The pavement shall consist of two and one half (2 1/2) inches of binder hot plant mix bituminous concrete and one and one half (1 1/2) inches of top hot plant mix bituminous concrete (See Roadway Typical Section, Figure 1). All depths to be a compacted measurement and construction and materials specifications to be as per NHDPW. **Amended March, 1988**
- E. Drainage Design
1. The subdivider shall provide for the disposition of surface water run-off that may exist either previously to or as a result of, the subdivision. Such drainage facilities shall be located in the street right-of-way, where feasible, or in easements satisfactory to the Board. Where it is proposed that storm water run-off from the subdivision will not be directed in its entirety to the right-of-way of a public highway, but will in part affect any downstream or adjacent properties, approval of any plan proposing the disposition of storm water run-off on to adjacent properties, shall be conditioned on the execution and submission of discharge easement rights for such purposes granted by any affected downstream property owners.
 2. Drainage facilities shall, in all cases, be large enough to accommodate potential run-off from the entire upstream drainage area, whether inside or outside the subdivision, under conditions of maximum development permitted by the zoning and/or subdivision regulations.
 3. The subdivider shall bear the full cost of providing such storm water drainage structures, excepting however, he shall not be required to bear the estimated cost of excess capacity when such excess capacity is desired by the municipality to accommodate existing or future sub-division of lands in which the subdivider has no present financial

interest, with the following exception; the subdivider shall always pay the full cost of any storm sewer pipe or drain 24" or less in diameter.

4. No natural water course shall be altered or obstructed in such a way as to reduce the natural run-off capacity unless approved substitute means of run-off are provided. The Board may require culverts or other sub-surface drainage installations where it deems necessary.
5. Provision shall be made for culverts or other drainage structures across the width of any driveway which crosses a water course.
6. In no case shall pipe of less than twelve (12) inches in diameter be used and it may be larger when deemed necessary by the Board. The subdivider shall show the size and location of existing storm drain facilities that the proposed new subdivision will tie into and shall plot these on preliminary plans submitted to the Board for approval. When required, complete run-off computations for designing pipe sizes will be submitted. These computations will be based on the Burkli-Zeigler or Rational Formula (See Table 2 for drainage design criteria). **Amended March, 1988**

F. Drainage Construction

1. Pipes shall be of reinforced concrete or approved equal. All pipes shall be laid true to line and grade as shown on plans. Each section will have a full firm bearing throughout its entire length. All joints shall be made of Portland Cement Mortar and jute. All pipe shall have at least two feet, six inches (2'6") of cover above the top of the pipe and reinforced concrete pipe shall be used wherever the cover is less than three feet, six inches (3'6").
2. Catch basins and manholes shall be built to the lines, grades, dimensions, and designs shown on the plans and as directed, with necessary approved frames, grating and covers, and shall be constructed in accordance with the Water Supply and Pollution Control Commission.
3. Catch basins shall be placed on the street so that the greatest distance water will have to flow over the surface shall not be over three hundred (300) feet. Catch basins shall not be less than three (3) feet in depth, measuring from the invert on the outlet pipe. Manholes are required at all points in the main drains where there is a change of grade or change in line, also at all points where feeder pipes enter the main drain.
4. Concrete head walls shall be constructed at the open ends of any drain pipe where the same serve as outlets to the drainage system. These head walls shall be of the shape and size directed by the Board.

G. Sewer and Water Construction

1. Sewer pipes and related appurtenances, such as manholes and connecting Y's shall be constructed in conformity with specifications and approval of the State of New Hampshire Water Supply and Pollution Control Commission.
2. Water pipes and related equipment, such as hydrants and main shutoff valves shall be constructed to serve all lots on each street in the subdivision. Laterals shall be constructed from all utilities in the street right-of-way to the street property line of each building lot. Any habitable building constructed in the subdivision shall have house connections installed, and extended into the building.
3. The subdivider shall protect all utilities and appurtenances installed under these rules and regulations from any and all damages until the entire subdivision is completed and the streets accepted by the Town. Any damages to these utilities and appurtenances, prior to acceptance of the street, shall be repaired in a manner satisfactory to the Board.

4. Proper connections shall be made with the existing public water system. Where adjacent property is not subdivided, provision shall be made for proper projections of the systems by continuing appropriate sewer and water mains to the exterior boundaries of the subdivision at such size and grade as will allow for the projections.

H. **Fire Protection (Adopted May 19, 2005)**

1. In the case of subdivisions which do not have access to adequate water for fire fighting purposes, the Board may, after consultation with the Fire Department, require the construction of a cistern, fire pond, dry hydrant, or combination of the above, as deemed necessary.
 - (a) Residential subdivisions of 2 lots and lot line adjustments are exempt from this requirement.
 - (b) Residential subdivisions of 3 lots to a maximum of 30, without municipal water service, require one (1) 15,000-gallon underground water storage tank, with a maximum distance of 1500 ft. between storage tank and outermost structure. Additional storage tanks are required for distances greater than 1500 ft.
 - (c) Residential subdivisions of 31 lots to a maximum of 60, without municipal water service, require two (2) 15,000-gallon underground water storage tank, with a maximum distance of 1500 ft. between storage tank and outermost structure. Additional storage tanks are required for distances greater than 1500 ft.
 - (d) Residential subdivisions of 61 lots or more, without municipal water service, require three (3) 15,000-gallon underground water storage tank, with a maximum distance of 1500 ft. between storage tank and outermost structure. Additional storage tanks are required for distances greater than 1500 ft.
 - (e) Non-residential cistern requirements are specified under the Town of Newfields Site Review Regulations.
2. Upon approval by the Fire Department, an engineered fire pond or dry hydrant, may be substituted for cistern requirements.
3. Subdivisions with frontage on bodies of water may be required to provide easements at suitable intervals for access of fire fighting equipment to said bodies of water for fire fighting purposes. The Town of Newfields shall have the right to remove all growth and other obstructions from said easements and to improve them for the purpose intended.

I. **Lighting (Adopted July 21, 2005)**

1. **Purpose.** The purpose of this regulation is to ensure that lighting in residential subdivisions will not create safety hazards such as glare or diminish the quality of rural residential character by means of light trespass and excessive lighting. The intents of this regulation are to enhance and protect the quality of the rural New Hampshire dark night sky, to preserve Newfields' rural character, to enhance safety by providing limited lighting in areas when needed for security or safety, and to conserve energy and natural resources.
2. **Applicability.** The Planning Board may require lighting in any new residential subdivision, based on the Board's evaluation of the submitted plan. Any applicant required to provide information about lighting must submit the following information:
 - a) A visual photometric plan that demonstrates both light coverage and light spillage resulting from the proposed lighting plan;
 - b) Photometric data, such as that furnished by manufacturers, showing the angle of cut off or light emissions;
 - c) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
 - d) Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to pictures and drawings supplied by manufacturers.

3. Prohibitions. The following types of lighting are prohibited in new subdivisions:
 - a) Mercury Vapor Lamps or Fixtures. The installation of any mercury vapor fixture or lamp for use as outdoor lighting is prohibited.
 - b) Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal plane is prohibited.
 - c) Searchlights. The operation of searchlights is not permitted.
 - d) Neon. Neon lighting is prohibited.
 - e) Security Lighting. Spot Lights, flood lights, and other bright security lighting shall be limited in such as fashion so as to not direct light onto neighboring property. Continual lighting must be shielded so as to not produce glare or light trespass onto neighboring property.
4. Aesthetics. All new lighting in residential subdivisions shall contribute to the harmonious appearance of the development and the surrounding neighborhoods. Lighting shall be consistent with the architectural style of buildings. Lighting pole height shall be designed in proportion to building height and shall not exceed the lighting needs of the particular neighborhood.

I. General

1. Granite bounds, at least 6" x 6" x 4' with 3/8 inch drill hole shall be used to define the approved Town Road layout at all points of tangency and points of curvature. All lot corners shall be marked with iron pipes or iron pins. **Amended March, 1988**
2. Grass Plots. All areas between the shoulder of the new street and the extent of cut or fill shall be rolled, loamed and seeded.
3. Shade trees wherever feasible shall not be removed. Where woodlands or suitable individual trees do not exist subsequent to construction, at least two trees two inches in diameter or larger, shall be planted on each lot. Trees should be placed at least five (5) feet from the right-of-way.

SECTION VIII. ENFORCEMENT

- A. These regulations shall be enforced by the Board or its duly authorized representative.
- B. As provided in RSA 36:27, any owner, or agent of the owner, of any land located within a subdivision who transfers or sells any land, before a plat of the said subdivision has been approved by the Planning Board and recorded or filed in the office of the Board and recorded or filed in the office of the Register of Deeds shall forfeit and pay a penalty of five-hundred dollars for each lot, or parcel so transferred or sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties.

SECTION IX. SITE PLAN REVIEW REGULATIONS

Site plans for all non-residential development shall be submitted to the Planning Board for review.

- A. Authority. Pursuant to the authority vested in the Town of Newfields Planning Board voted on at the March 8, 1966 Town Meeting in accordance with the provisions of the New Hampshire Revised Statutes Annotated, Chapters 672-677, as amended, the Town of Newfields Planning Board adopts the following regulations governing the review of non-residential site plans, whether or not such development includes a subdivision or re-subdivision of the site. These regulations shall be entitled, "Site Plan Review Regulations."

- B. Purpose. The purpose of the Site Review Procedure is to protect the public health, safety, and welfare; to promote balanced growth; to prevent premature and uncoordinated development of land without the adequate provision of public services and facilities; to ensure sound site utilization; to avoid development which may result in negative environmental impacts; and to guide the character of development.

The Site Review Procedure in no way relieves the developer, his/her agent, or individual from compliance with the Zoning Ordinance, Subdivision Regulations, or any other ordinance which pertains to the proposed development. No site plan will be approved until it complies in all respects to any and all pertinent ordinances and regulations.

- C. Procedure. Site plan review shall be conducted in accord with the procedural requirements contained in Section III, "Procedures," of the Newfields Subdivision Regulations, including the notice to abutters and the hearing.
- D. Standards. Sites for non-residential development shall be reviewed so as to minimize traffic congestion, traffic hazards, unsightliness, annoyance to other nearby land uses, erosion and other effects detrimental to the abutters, the neighborhood, and the environment of the Town.

In order to attain these goals, the Planning Board shall determine that:

1. Appropriate buffers are maintained or installed to screen the use from neighboring properties. Landscape treatment shall consist of natural vegetation or features, or ground cover, shrubs, or trees as appropriate.
2. Sufficient off-street parking is provided for the anticipated use.
3. Sufficient off-street loading space is provided, including off-street areas for maneuvering the anticipated trucks or other vehicles.
4. Access, parking and loading areas are constructed so as to minimize dust, erosion and run-off conditions that would have a detrimental effect on abutting or neighboring properties. The Planning Board may require oiling or paving if appropriate or necessary.
5. Grading, paving and storm drainage systems, will not result in erosion/sedimentation of streams, or damage to abutting properties and roads.
6. Light, glare, odors, noise and vibration will not be discernable off the premises except for indirect lighting on permitted signs or security lighting. Such lighting shall not glare on abutting properties or public highways or streets.
7. Access to public streets will meet the standards of the New Hampshire Department of Public Works and Highways and/or the Town of Newfields, as adopted and annotated.
8. Water supply and sewage and disposal facilities are sized to adequately meet the needs of the proposed use under the regulations of New Hampshire Water Supply and Pollution Control Commission and/or the Town of Newfields Subdivision Regulations.

- E. Submission Requirements. The following items are required for site review:

1. For the formal application stage, submit a properly filled out application.
2. Site Plan:
 - a. Sheet Size: 24" x 40" maximum

- b. Scale: 1" = 100' (1 inch = 100 feet).
 - c. Match lines when needed.
 - d. Original plan to show entire property and all facilities. Subsequent additions to be indicated by shading, coloring or heavy outline.
 - e. Original or mylar in permanent ink and three (3) paper copies of each plan (blue or black line).
 - f. Date, title, scale, north arrow, location map.
 - g. Names and addresses of developer, designer/engineer, owner(s) of record, and abutters.
 - h. Name, license number and seal of the N.H. licensed Land Surveyor/Engineer.
 - i. Topographical plan with contour lines at two (2) foot vertical intervals. Benchmark from USGS datum.
 - j. Show all easements and rights-of-way.
 - k. Adequate space on the plan for the necessary endorsement by the Planning Board.
- 3. Separate list of current names and correct mailing addresses of all abutters of the property, including those across any street or stream.
 - 4. Abutter(s) notification fee, \$5.00 per abutter plus applicant.
 - 5. Application fee, \$50.00

F. Required Exhibits and Data. The following items are required on the site plan(s):

- 1. Sketch of site showing existing natural features including water courses and water bodies, trees and other vegetation, topographic features, any other features which should be considered in the site design process.
- 2. Plans of all buildings with their type, size, location (setbacks) and elevation of first floor slab indicated (assume permanent on site elevation).
- 3. An elevation view of all buildings indicating their height, bulk and surface treatment.
- 4. Location of off-street parking and loading spaces with a layout of the parking indicated.
- 5. The location, width, curbing and type of access ways and egress ways, plus streets within and around proposed site.
- 6. The size and proposed location of water supply and sewage facilities and provide for future expansion of sewage and water facilities, and show all distances from existing water and sewage facilities.
- 7. The type and location of solid waste disposal facilities.
- 8. The location, elevation and layout of catch basins and other surface drainage features.
- 9. Existing and proposed contours and finished grade elevations -- all contours shall be a minimum of two-foot intervals.
- 10. The type, extent, and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained.
- 11. The location, size and design of proposed signs and other advertising or instructional devices.
- 12. The size and location of all public service connections -- gas, power, telephone, fire alarm (overhead or underground) etc.

13. The location and type of lighting for all outdoor facilities.
14. Lines of all existing adjoining streets.
15. Surveyed property lines showing their deflection angles, distances, radii, lengths of arcs, monument locations, and names of all abutters.
16. If a subdivision, then lines and names of all proposed streets, lanes, ways or easements intended to be dedicated for public use. All Newfields Subdivision Regulations shall apply.
17. Any other exhibits or data that the Planning Board may require in order to adequately evaluate the proposed development for Site Review.

G. Traffic Impact Analysis. All proposed commercial, industrial, or residential development shall be reviewed by the Planning Board to ascertain that adequate provisions have been made by the owner or his/her authorized agent for traffic safety. To facilitate this review, the Planning Board may require the developer to provide the Planning Board with a traffic impact analysis when deemed necessary by the Board due to the size, location or traffic-generating characteristic of the development.

Traffic impact analyses shall address each of the following:

1. Traffic circulation and access, including adequacy of adjacent streets and intersections, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, and existing or recommended traffic signalization.
2. Pedestrian safety and access.
3. Off-street parking and loading.
4. Emergency vehicle access.

The Planning Board may retain the services of a consultant qualified in traffic planning to review the traffic impact analysis and to ensure that adequate provisions are made in the development plan to reduce or eliminate those impacts. The Board may further require, pursuant to RSA 676:4(g), that the developer reimburse the Town for reasonable costs of this review. No plan shall be approved until such fees, if applicable, are paid in full.

H. Construction Bond. Before approval of a site plan by the Planning Board, there shall be filed a bond by the developer in an amount sufficient to cover the cost of the preparation of the streets, including internal roadways and access streets abutting the site plus all required improvements including the extension of public water and any future sewer lines, parking areas, and landscaping. This bond shall be approved as to form and sureties by Town Counsel and conditioned on the completion of such improvements within one (1) year of the date of the bond.

I. Personal Wireless Services Facilities site plan Application Procedures **Adopted April 2002**

a) Application Filing Requirements

The following shall be included with an application for a Conditional Use Permit for all personal wireless service facilities:

- 1) Name, address and telephone number of applicant and any co-applicants as well as any agents for the applicant or co-applicants.
- 2) Co-applicants may include the landowner of the subject property, licensed carriers and tenants for the personal wireless service facility.
- 3) A licensed carrier shall either be an applicant or a co-applicant.
- 4) Original signatures for the applicant and all co-applicants applying for the Conditional Use Permit. If the applicant or co-applicant will be represented by an agent, original signature authorizing the agent to represent the applicant and/or co-applicant. Photo reproductions of signatures will not be accepted.

b) Location Filing Requirements

- 1) Identify the subject property by including the Town as well as the name of the locality, name of the nearest road or roads, and street address, if any.
- 2) Tax map and parcel number of subject property.
- 3) Zoning district designation for the subject parcel (Submit copy of Town zoning map with parcel identified).
- 4) A line map to scale showing the lot lines of the subject property and all properties within 300 feet and the location of all buildings, including accessory structures, on all properties shown.
- 5) A town-wide map showing the other existing personal wireless services facilities in the Town and outside the Town within one mile of its corporate limits.
- 6) The proposed locations of all existing and future personal wireless services facilities in the Town on a Town-wide map for this carrier.

c) Siting Filing Requirements

A one-inch-equals-40 feet vicinity plan showing the following:

- 1) Property lines for the subject property.
- 2) Property lines of all properties adjacent to the subject property within 300 feet.
- 3) Tree cover on the subject property and adjacent properties within 300 feet, by dominant species and average height, as measured by or available from a verifiable source.
- 4) Outline of all existing buildings, including purpose (e.g. residential buildings, garages, accessory structures, etc.) on subject property and all adjacent properties within 300 feet.
- 5) Proposed location of antenna, mount and equipment shelter(s).
- 6) Proposed security barrier, indicating type and extent as well as point of controlled entry.
- 7) Location of all roads, public and private, on the subject property and on an adjacent properties within 300 feet including driveways proposed to serve the personal wireless service facility.
- 8) Distances, at grade, from the proposed personal wireless service facility to each building on the vicinity plan.

- 9) Contours at two feet intervals for the subject property.
- 10) All proposed changes to the existing property, including grading, vegetation removal and temporary or permanent roads and driveways.
- 11) Representations, dimensioned and to scale, of the proposed mount, antennas, equipment shelters, cable runs, parking areas and any other construction or development attendant to the personal wireless service facility.
- 12) Lines representing the sight line showing viewpoint (point from which view is taken) and visible point (point being viewed) from "Sight Lines" sub-section below.
- 13) Sight lines and photographs as described below:
 - Sight line representation. A sight line representation shall be drawn from any public road within 300 feet and the closest facade of each residential building (viewpoint) within 300 feet to the highest point (visible point) of the personal wireless service facility. Each sight line shall be depicted in profile, drawn at one inch equals 40 feet. The profiles shall show all intervening trees and buildings. In the event there is only one residential building within 300 feet there shall be at least two sight lines from the closest habitable structures or public roads, if any.
 - Existing (before condition) photographs. Each sight line shall be illustrated by one four-inch by six-inch color photograph of what can currently be seen from any public road within 300 feet.
 - Proposed (after condition). Each of the existing condition photographs shall have the proposed personal wireless service facility superimposed on it to show what will be seen from public roads if the proposed personal wireless service facility is built.
- 14) Siting elevations, or views at-grade from the north, south, east and west for a 50-foot radius around the proposed personal wireless service facility plus from all existing public and private roads that serve the subject property. Elevations shall be at either one-quarter inch equals one foot or one-eighth inch equals one foot scale and show the following:
 - Antennas, mounts and equipment shelter(s), with total elevation dimensions and AGL of the highest point.
 - Security barrier. If the security barrier will block views of the personal wireless service facility, the barrier drawing shall be cut away to show the view behind the barrier.
 - Any and all structures on the subject property.
 - Existing trees and shrubs at current height and proposed trees and shrubs at proposed height at time of installation, with approximate elevations dimensioned.
 - Grade changes, or cuts and fills, to be shown as original grade and new grade line, with two-feet contours above mean sea level.

d) Design Filing Requirements

- 1) Equipment brochures for the proposed personal wireless service facility such as manufacturer's specifications or trade journal reprints shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- 2) Materials of the proposed personal wireless service facility specified by generic type and specific treatment (e.g., anodized aluminum, stained wood, painted fiberglass, etc.). These shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if

any.

- 3) Colors of the proposed personal wireless service facility represented by a color board showing actual colors proposed. Colors shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- 4) Dimensions of the personal wireless service facility specified for all three directions: height, width and breadth. These shall be provided for the antennas, mounts, equipment shelters and security barrier, if any.
- 5) Appearance shown by at least two photographic superimpositions of the personal wireless service facility within the subject property. The photographic superimpositions shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any, for the total height and width.
- 6) Landscape plan including existing trees and shrubs and those proposed to be added, identified by size and species.
- 7) The applicant shall arrange for a balloon or crane test at the proposed site to illustrate the height of the proposed facility. The date, time and location of such test shall be set at a noticed public meeting by the Planning Board.
- 8) If lighting of the site is proposed, the applicant shall submit a manufacturers computer-generated point-to-point printout, indicating the horizontal footcandle levels at grade, within the property to be developed and twenty-five (25) feet beyond the property lines. The printout shall indicate the locations and types of luminaires proposed.

SECTION X. AMENDMENTS

These regulations may be amended or rescinded by the Planning Board but only following public hearing on the proposed change. The Chairman or Secretary of the Planning Board shall transmit a record of any change so authorized to the Register of Deeds of Rockingham County.

TABLE 1
ROADWAY DESIGN CRITERIA

	Minor Street	Major Street
Design Speed	30 mph	40 mph
Right of Way Width	50 feet	50 feet
Pavement Width	20 feet	20 feet
Minimum Centerline Radius	400 feet	600 feet
Minimum Curb Radius	30 feet	40 feet
Minimum Profile Grade	1%	1%
Maximum Profile Grade	8%	5%
Maximum Profile Grade on Horizontal Curves	5%	5%
Minimum Stopping Sight Distance	200 feet	325 feet
Minimum Corner Intersection Sight Distance *	310 feet	415 feet
Depth of Gravel Base	18 inches	18 inches
Depth of Bituminous Concrete Binder	2 1/2 inches	2 1/2 inches
Depth of Bituminous Concrete Top	1 1/2 inches	1 1/2 inches

***Measured at a point on the centerline of the proposed street 40 feet off the edge of pavement of the intersected street.**

TABLE 2
DRAINAGE DESIGN CRITERIA

		Storm Drain	Subdrain	Culvert
Pipe				
Material		RCP	CMP	RCP
Minimum Diameter	12"	8"		12"
Minimum Slope		.5%	-	.5%
Maximum Velocity (For Design Flow)		12 fps	-	12 fps
Minimum Cover		30"	30"	30"
Design Storm		25 yrs	-	25 yrs (Amended 1/95)
Runoff Coefficient	0.40	-		0.40

Abbreviations:

RCPReinforced Concrete Pipe

CMPCorrugated Metal Pipe

FIGURE 1
TYPICAL ROAD SECTION